



## **S.F. No. 3009 – City of Brooklyn Park; Authorizing Special Tax Increment Financing Rules**

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**SF 3009** provides special authorization for the city of Brooklyn Park to establish multiple redevelopment tax increment financing districts within defined areas of the city. Each special authorization requires approval by the city and compliance with filing requirements.

### **Section 1. City of Brooklyn Park; TIF Authority; Brooklyn Boulevard/West Broadway Area.**

Brooklyn Park seeks approval to establish one or more redevelopment districts in a defined area subject to the following special rules:

1. Exempts the district from the “blight test” requirement for establishing redevelopment districts;
2. Provides that expenditures connected with the development of the property are deemed to meet the requirement that 90% of increment be used to finance blight correction;
3. Allows increment to be spent on acquiring and improving public streets and public spaces, including sidewalks, trails, lighting, pedestrian and bike features, plantings, stormwater management, public and private utility burial, public plazas, public art, and commercial and residential building rehabilitation and façade improvements;
4. Exempts the district from including as tax increment the proceeds from the sale or lease of property to the extent the property was purchased with tax increment;
5. Exempts the district from prohibition on tax increment for areas used as a common area used as a public park or facilities used for social, recreational, or conference purposes;
6. Exempts the district from the prohibition that not more than 25 % or 10%, depending on the district type, shall at any time be owned by an authority as a result of acquisition with the proceeds of bonds issued to which tax increment from the property acquired is pledged;
7. Exempts the district from pooling limitations; and

8. Exempts the district from the 5 and 6-year rules.

**Section 2. City of Brooklyn Park; TIF Authority; 610/Zane Area.** Brooklyn Park seeks approval to establish one or more redevelopment districts in a defined area subject to the following special rules:

1. Exempts the district from the “blight test” requirement for establishing redevelopment districts;
2. Provides that expenditures connected with the development of the property are deemed to meet the requirement that 90% of increment be used to finance blight correction;
3. Allows increment to be spent on building or property improvements that enhance environmental sustainability, commercial and residential building rehabilitation or façade improvements, or increased costs of building materials resulting from higher quality building materials approved by the city of the authority;
4. Exempts the district from including as tax increment the proceeds from the sale or lease of property to the extent the property was purchased with tax increment;
5. Exempts the district from prohibition on tax increment for areas used as a common area used as a public park or facilities used for social, recreational, or conference purposes;
6. Exempts the district from the prohibition that not more than 25 % or 10%, depending on the district type, shall at any time be owned by an authority as a result of acquisition with the proceeds of bonds issued to which tax increment from the property acquired is pledged;
7. Exempts the district from pooling limitations; and
8. Exempts the district from the 5 and 6-year rules.

**Section 3. City of Brooklyn Park; TIF Authority; Biotech Area.** Brooklyn Park seeks approval authority to establish one or more redevelopment districts (until December 31, 2044) in a defined area subject to the following special rules:

1. Exempts the district from the “blight test” requirement for establishing redevelopment districts;
2. Provides that expenditures connected with the development of the property are deemed to meet the requirement that 90% of increment be used to finance blight correction;
3. Allows increment to be expended on, building or property improvements that enhance environmental sustainability, commercial and residential building rehabilitation or façade improvements, or increased costs of building materials resulting from higher quality building materials approved by the city of the authority;

4. Exempts the district from including as tax increment the proceeds from the sale or lease of property to the extent the property was purchased with tax increment;
5. Exempts the district from prohibition on using tax increment for areas used as a public park or facilities used for social, recreational, or conference purposes;
6. Exempts the district from the prohibition that not more than 25 % or 10%, depending on the district type, shall at any time be owned by an authority as a result of acquisition with the proceeds of bonds issued to which tax increment from the property acquired is pledged;
7. Exempts the district from pooling limitations; and
8. Exempts the district from the 5 and 6-year rules.

**Section 4. City of Brooklyn Park; TIF Authority; District Nos. 18 and 20.** Allows increment to be collected for 25 years for TIF District Nos 18 and 20, and all increment from these districts may be transferred to the city's economic development authority account and used by the city for TIF District No. 3 and spent in accordance with that district's tax increment financing plan. Increment from TIF District Nos. 18 and 20 would not be returned to Hennepin County for redistribution as is required under current law.